



SCOPE OF SERVICES

Solicitation Number: CLMP304

Project Name: Professional Design Services for Asian American Resource Center – Phase II Improvements - CMR

PROJECT FOR:

CITY OF AUSTIN, PARKS AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT
THROUGH ITS CAPITAL CONTRACTING OFFICE

PROJECT TITLE:

Professional Design Services for Asian American Resource Center - Phase II Improvements

OBJECTIVES OF THE PROJECT:

The Asian American Resource Center Phase II Improvements project (Project) seeks to increase programmatic possibilities for the popular Asian American Resource Center (AARC) through the addition of a live performance theater and associated programming and parking. It is intended to provide a place to empower Austin's diverse communities through cultural understanding and life-enhancing opportunities.

The selected Prime Consultant (Consultant) shall provide Architectural and Engineering (A/E) design services to the City of Austin (City) for Phase II Improvements of the Asian American Resource Center (AARC) as outlined in the AARC Master Plan Update adopted by Austin City Council in 2019. The Master Plan is available to view and download online: <https://www.austintexas.gov/department/asian-american-resource-center-master-plan> and serves to guide future facility programming. The Consultant shall refine the Project scope based on Phase II of the Master Plan and available funds. The Consultant shall also provide consulting services for all Project phases and all related infrastructure necessary to meet City development requirements.

The Consultant shall possess significant experience in the design and construction of successful cultural and/or performing art centers, providing innovative solutions to complex and competing issues, establishing and maintaining positive architect-client relationships, and demonstrating a proven ability to work with the public, consultants, contractors and other City departments. The ability to design within budgets and meet schedules will be consideration factors. It is likewise important that the Consultant demonstrate proficiency in designing buildings which can be operated and maintained economically. The Project will require a design reflective of the emerging architectural style of the region, sympathetic to the local environment and expressive of the role of an Asian American Pacific Islander community center. The Consultant shall also exhibit sensitivity to City initiatives including public input in the design processes, sustainability, Art in Public Places, team participation by minority and women-owned businesses and the mission of the AARC.

References and nearby developments:

- Watershed Protection Department Little Walnut Creek Stormwater Improvements at the AARC and Rutherford Campus – coordination necessary
- Building Services Department Rutherford Lane Campus Parking Lot Improvements-coordination necessary
- Asian American Quality of Life (AAQOL) Initiative (2016)
- Capital Metro Project Connect Vision (2019)
- Austin Strategic Mobility Plan (2019)
- Little Walnut Creek - Park Plaza Stream Stabilization
- Rutherford Lane Campus Redevelopment Plan
- Mentor Austin TBI Rehab Facility
- JD's Supermarket on Cameron Road
- Ambition Park 3A

BACKGROUND:

The mission of the AARC is to provide spaces, services, resources, and programs through an Asian American Pacific Islander perspective. The vision is to empower Austin's diverse communities through cultural understanding and life-enhancing opportunities. The AARC is a highly used facility opened in 2013 on a 15-acre site that serves a large, actively engaged Asian American community in Austin. This center represents a long-awaited dream for many in the community and was made possible through an Austin voter-approved 2006 Bond Package for \$5 million with a \$750,000 investment from the U.S. Department of Commerce's Economic Development Administration. Members of the local Asian American Pacific Islander community contributed pro-bono services for the design.

In 2003, the Network of Asian American Organization, a consortium of 15 Asian cultural organizations, was the driving force behind the establishment of the AARC through a City Ordinance and followed through with the creation of a citizen-led 2006 Master Plan. Today, the AAQOL Commission is the driving force behind expanding the ability of the AARC to better serve its growing community. The 2006 Master Plan and the 2019 Master Plan Update with associated Community Engagement Report outline the varied needs and desires of the community. The Phase II Project is supported by bonds approved by Austin voters as part of Proposition B of the 2018 Bond Election.

ANTICIPATED SERVICES:

The Consultant shall provide architectural and engineering consultant services for all phases of the Project including preliminary scope and programming, community engagement, design, documentation, construction and post-construction for a design for a live performance space addition to the existing AARC campus. The Consultant shall provide a design for a contemporary building informed by pan-Asian cultural and architectural sensibilities.

The design will be heavily influenced by a community engagement phase at the beginning of the Project to help determine scope and direction for a live performance theater and associated programmatic spaces. The selected team will make presentations at community, board and commission meetings as required by site development permitting process, AAQOL Commission meetings, and Parks and Recreation community engagement events.

It is the intention of the City to solicit a Construction Manager-at-Risk (CMAR) early in the design phase for pre-construction services, such as design-phase cost control, constructability reviews; and construction phase services. The Consultant shall consult and coordinate with the CMAR during design phase for constructability reviews, cost estimations, recommendations for sequencing and scheduling of work, and evaluations of potential alternative designs, systems and materials.

The City is committed to a sustainability standard per resolution 20071129-045 that calls for this Project to achieve a LEED Silver v.4.1 or AEG3 3 Star certification or better as determined in consultation with the Consultant.

Consistent with all City bond-funded projects, the Project will include a public art component to be delivered under a separate contract by the Art in Public Places (AIPP) program. The Consultant shall collaborate with the selected lead artist to develop an appropriate theme for the artwork(s), ensuring consistency with the identity and mission of the cultural center and integration with the architecture of the expanded facility. In addition, the Consultant shall work with the AIPP program to integrate the artwork into the facility per the artwork goals.

PROPOSED PROJECT SCHEDULE:

Anticipated schedule for services:

Design Phase Q3 FY 2021 - Q3 FY 2022

Construction Phase Q4 FY 2022 – Q1 FY 2024

Post-Construction Q2 FY 2024 – Q1 FY 2025

The design and construction of this Project is anticipated to have a duration of approximately three (3) years with one (1) year of additional post-construction services.

PROPOSED PROCUREMENT SCHEDULE:

Pre-Response Meeting	Thursday, February 11, 2021
Solicitation Response Due	Wednesday, March 17, 2021
Compliance Plan Approval	Friday, March 26, 2021
Conduct Interviews (if necessary)	Wednesday, April 28, 2021
Recommendation to City Council	Thursday, June 10, 2021
Contract Execution	Wednesday, August 18, 2021

COST ESTIMATE:

The professional services fee is estimated to be \$580,000.00 and the estimated total construction cost is \$4,800,000.00.

MAJOR AND OTHER SCOPES OF WORK:

Below is a list of the major scopes of work that the City has identified for this Project. ****There must be representation for all major scopes of work listed in the prime's statement of qualifications.*** The experience of the firms listed to perform the Major Scopes of Work, whether a subconsultant or prime firm, will be evaluated under Consideration Item 6 – Major Scopes of Work – Comparable Project Experience.

In addition, the City has identified Other Scopes of work that MAY materialize during the course of the Project. The City does not guarantee that the scopes listed under Other Scopes of work will materialize on this contract. If the Consultant intends to enter into a subconsulting agreement on a scope of work not listed below, the Consultant is required to contact SMBR and request an updated availability list of certified firms in each of the scopes of work for which the Consultant intends to utilize a subconsultant.

*** Major Scopes of Work**

- Architectural Design Services
- Mechanical, Electrical, and Plumbing (MEP) Engineering
- Structural Engineering
- Civil Engineering
- Landscape Architecture
- Cost Estimating

Other Scopes of Work

- LEED Consulting
- ADA/TAS Accessibility Specialist
- Lighting Consultant
- Acoustical Engineer
- Interior Design
- Building Permit Expeditor
- Geotechnical Engineering
- CADD Services (Architectural Rendering in 2D & 3D)
- Energy Modeling Consultant
- Audio/Visual Consultant
- Security Consultant
- Parking Consultant
- Environmental Consultants
- Building Automation Consultant
- Photovoltaic Consultant
- Waterproofing Consultant

- Wayfinding/Signage Consultant
- Architectural Materials Conservation Consultant
- Fire & Life Safety Consultant
- System Implementation Engineering (telecom, GAATN, alerting, etc.)

Notes:

- Construction Inspection and Public Information and Communications are **NOT** a subconsultant opportunity. These services will be performed in-house or under a separate contract, if needed, and will be determined when project assignment is made.
- Participation at the prime or subconsultant level may create a conflict of interest and thus necessitate exclusion from future contracting opportunities with the City.
- If the City determines that a conflict of interest exists at the prime or subconsultant level, the City reserves the right to replace/remove the prime or instruct the prime consultant to remove the subconsultant with the conflict of interest and to instruct the prime consultant to seek a post-award change to the prime consultant's compliance plan as described in City Code § 2-9B-23. Such substitutions will be dealt with on a case-by-case basis and will be considered for approval by Small and Minority Business Resources (SMBR) in the usual course of business. The City's decision to remove a prime or subconsultant because of a conflict of interest shall be final.
- A consultant performance evaluation will be performed on all professional services contracts. This evaluation will be conducted at the end of each Design and Construction phase.
- Please review the City of Austin's Public Participation Principles (<http://austintexas.gov/page/public-participation-principles>)

CITY OF AUSTIN PUBLIC PARTICIPATION PRINCIPLES:

Accountability and Transparency

The City will enable the public to participate in decision-making processes by providing clear information on the issues, the ways to participate, and how their participation contributes to the decision.

Fairness & Respect

The City will maintain a safe environment that cultivates and supports respectful public engagement and will expect participants to do so in turn.

Accessibility

The City will respect and encourage participation by providing ample public notice of opportunities and resources and accommodations that enable all to participate.

Predictability & Consistency

The City will prepare the public to participate by providing meeting agendas, discussion guidelines, notes, and information on next steps.

Creativity & Community Collaboration

(Inclusivity and Diversity)

The City will use innovative, proven, and customized engagement solutions that are appropriate to the needs of the projects and the participants.

Stewards of Resources

The City will balance its commitment to provide ample opportunities for public involvement with its commitment to delivering government services efficiently and using City resources wisely.